

AFTER RECORDING MAIL TO:

Gerald A. Rammerman
20219 Park Ridge Lane
Sedro Woolley, WA 98284



200508010083
Skagit County Auditor

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Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

85295-1

STATUTORY WARRANTY DEED

File No: **4271-616414 (LL)**

Date: **July 26, 2005**

Grantor(s): **James L. Stover and Cynthia Z. Stover**

Grantee(s): **Gerald A. Rammerman**

Abbreviated Legal: **Ptn. Section 33, Township 36, Range 4 and Ptn. Section 4, Township 35, Range 4, aka Tract 13, Short Plat No. 518-81 "HIDDEN MEADOWS"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P50629/360433-3-003-0402**

THE GRANTOR(S) James L. Stover and Cynthia Z. Stover, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Gerald A. Rammerman, a single man**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

James L. Stover
James L. Stover

BY: Cynthia Z. Stover
HIS ATTORNEY IN FACT

Cynthia Z. Stover
Cynthia Z. Stover

4135
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 01 2005

Amount Paid \$
Skagit Co. Treasurer
By: [Signature] Deputy

4107 70
LPB-10 7/97

Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tract 13, Short Plat No. 518-81, revised, entitled "HIDDEN MEADOWS", approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92 and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington, being a portion of Section 33, Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across certain roadways shown as Tract "A" on the face of said Short Plat No. 518-81.

ALSO TOGETHER WITH an exclusive easement for septic drainfield purposes including right of ingress and egress to rebuild, maintain and repair the same over, under and across those portions of Tract 12 of that certain 5 Acre Parcel Map No. 518-81, entitled "HIDDEN MEADOWS", approved July 6, 1981, and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, records of Skagit County, Washington, being a portion of Sections 32 and 33, or Township 36 North, Range 4 East, W.M., and Section 5, Township 35 North, Range 4 East, W.M., described as follows:

(1) A 10 foot wide strip of land being 5 feet on each side of the following described line:

Beginning at a point on the Southwesterly line of Park Ridge Lane, as delineated on the face of said 5 Acre Parcel Map No. 518-81, at a point that is 5 feet Northwesterly of the most Easterly corner of said Tract 12, as measured at right angles to the most Southeasterly line of said Tract 12, said point being the true point of beginning of said centerline; thence South 50 degrees 56'51" West parallel to the most Southeasterly line of said Tract 12, a distance of 130 feet to a point hereinafter referred to as Point "A"; thence continue South 50 degrees 56'51" West, a distance of 10 feet to the terminus of said centerline.

(2) A 12 foot wide strip of land being 6 feet on each side of the following described centerline beginning at the herein above referred to Point "A"; thence Northwesterly at a right angle to the most Southeasterly line of said Tract 12, a distance of 50 feet to the terminus of said centerline.



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STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for _____ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

STATE OF WASHINGTON, }
County of WHATCOM } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 29TH day of JULY, 2005, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for HER self and as Attorney in Fact for JAMES L. STOVER and acknowledged that SHE signed and sealed the same as HER free and voluntary act and deed for HER self and also as THEIR free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

NOTARY PUBLIC
STATE OF WASHINGTON
LINDA D. LUKES
My Appointment Expires
APRIL 27, 2006

Notary Public in and for the State of Washington,
residing at BELLINGHAM

My appointment expires 4/27/06

This jurat is page 2 of 2 and is attached to SWD



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